

FOR SALE

2881 N. Monroe Avenue
Loveland, CO

STANDALONE OFFICE BUILDING

PROPERTY TYPE
OFFICE

AVAILABLE
5,140 SF

PRICE
\$785,000

**PRICE
REDUCTION**



FEATURES:

- Central Loveland location
- Good visibility along Monroe Avenue
- Upper level has reception, waiting area, 11 offices, kitchenette, 2 bathrooms and open workspace
- All offices have exterior windows
- Lower level has reception, 3 offices, 2 bathrooms and 2 large open work areas.
- Easily divided into 4 suites
- Close to many amenities including restaurants, coffee, retail, medical and supermarket

REALTEC
COMMERCIAL REAL ESTATE SERVICES

Bruce Campbell
970.231.6824,
bruce@realtec.com



Cliff Johnson
Broker Associate
970.566.9716
Johnson.Cliff1@gmail.com

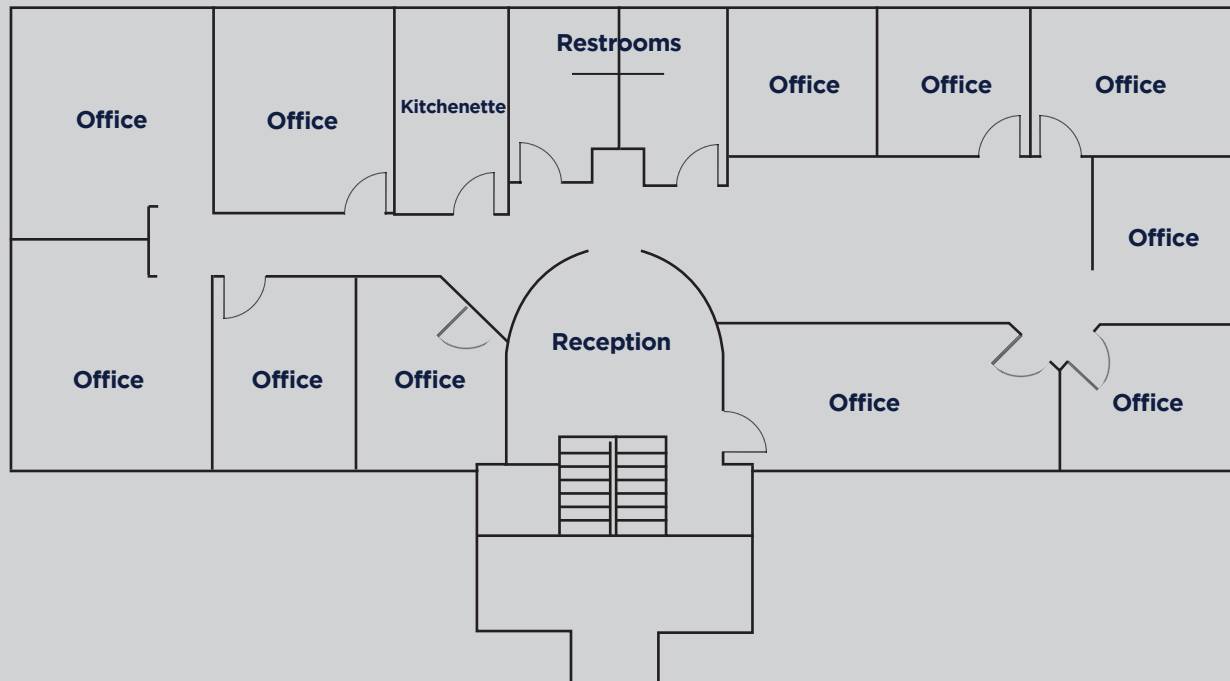
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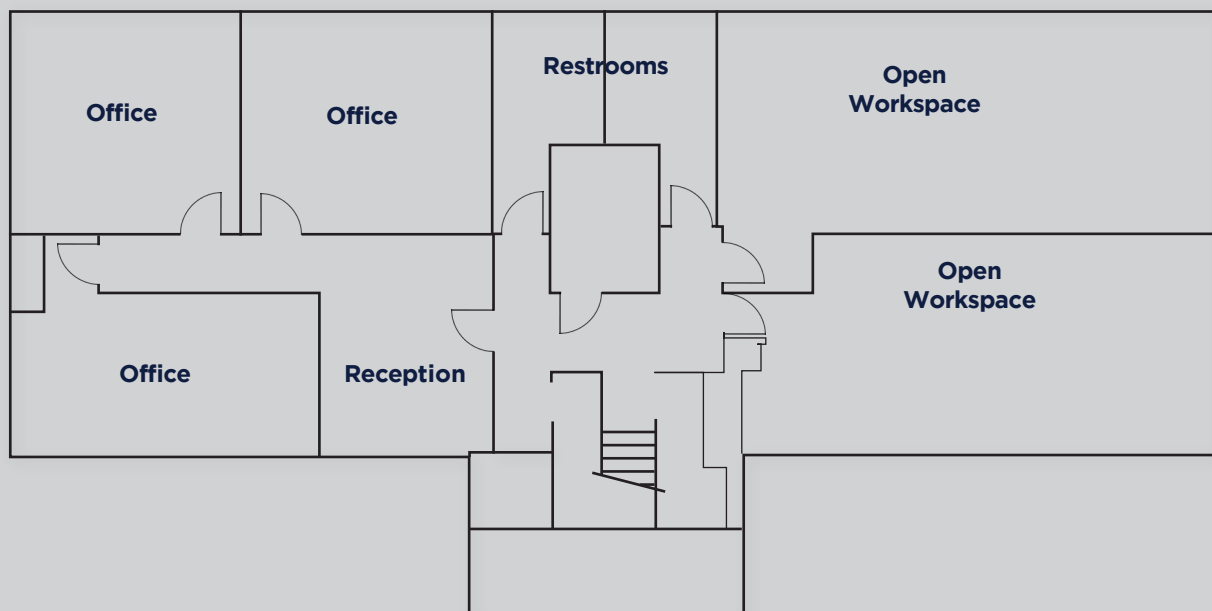
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FLOOR PLANS

UPPER LEVEL



LOWER LEVEL

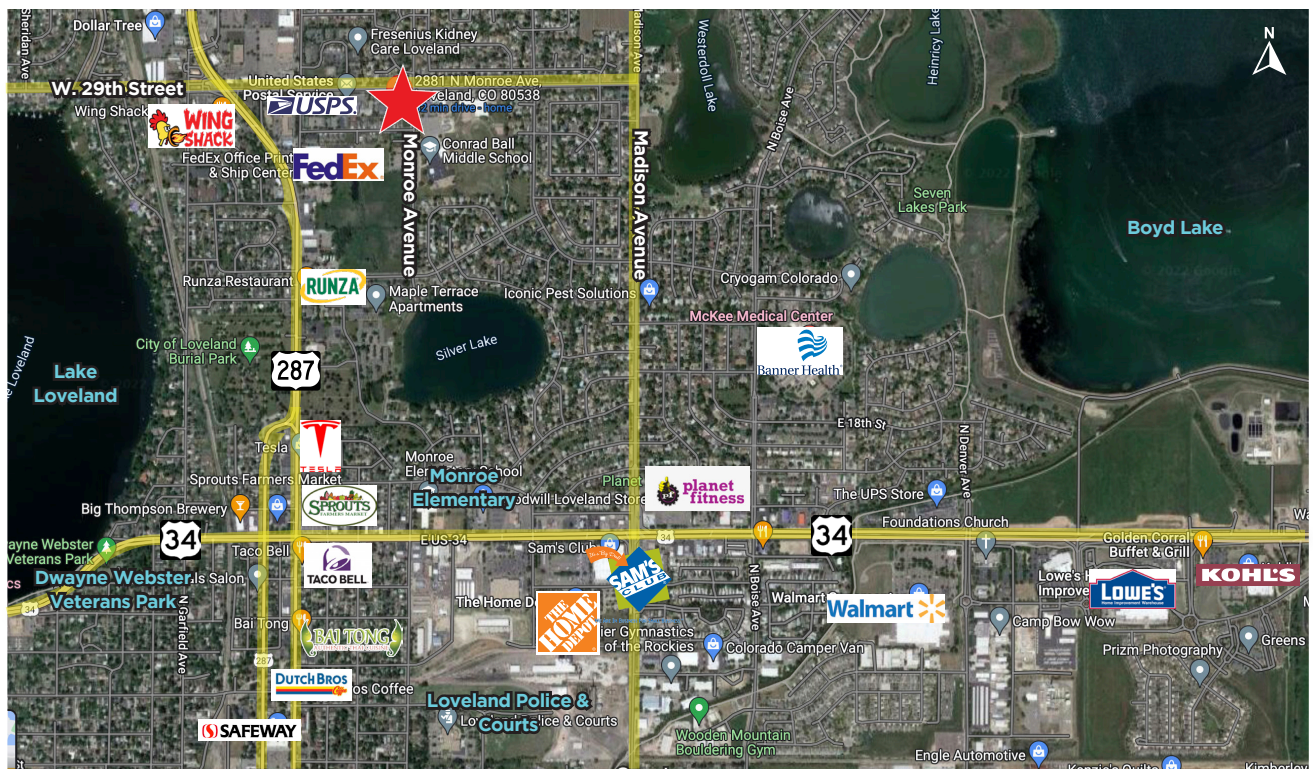


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ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

2020 Governor’s Award for Downtown Excellence

Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015

Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016

Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016

Best Places to Live in the West (Loveland) - Sunset Magazine, 2014

Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets”

- Realtor.com, 2017

PROPERTY DEMOGRAPHICS	1 MILE	3 MILES
Population	10,411	69,270
Households	4,178	28,420
Median Age	38.5	39.2
Median HH Income	\$67,749	\$72,094
Daytime Employees	4,945	25,329
Population Growth ‘22-’27	8.67%	9.85%
Household Growth ‘22-’27	8.86%	10.18%

Fort Collins

712 Whalers Way, Bldg. B, Suite
300 Fort Collins, CO 80525
970-229-9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970-593-9900

Greeley

1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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